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For translation purpose only

For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Inquiries:

Tokyo Realty Investment Management, Inc.
Takeshi Maki
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Revisions to Operating Forecasts for the Fiscal Periods Ending June 30, 2005 and December 31, 2005

Japan Prime Realty Investment Corporation (JPR) today announced its revised operating forecasts for the fiscal periods ending June 30, 2005 and December 31, 2005, which were reported on February 17, 2005.

1. Revised Forecast for the Fiscal Period Ending June 30, 2005 (January 1, 2005 through June 30, 2005)

	Operating Revenues (yen in millions)	Net Income (yen in millions)	Distributions per Unit (not including distributions in excess of earnings) (yen)	Distributions in Excess of Earnings per Unit (yen)
Previous Forecast (A)	8,216	3,074	5,800	
Revised Forecast (B)	8,501	3,233	6,100	
Net Change (B-A)	285	159	300	
Change (%)	3.5%	5.2%	5.2%	

Notes:

1. Forecasted units outstanding as of June 30, 2005: 530,000 units
2. Forecasted figures identified in the above table are based on information currently available to management as of the date of this release. Readers are advised that actual operating revenues, net income and distributions per unit may differ significantly from forecasts for a variety of reasons. In addition, JPR does not guarantee payment of the forecasted dividend per unit identified in the above table.
3. Figures in yen are rounded down. Percentage figures are rounded to the nearest first decimal point.

2. Revised Forecast for the Fiscal Period Ending December 31, 2005 (July 1, 2005 through December 31, 2005)

	Operating Revenues (yen in millions)	Net Income (yen in millions)	Distributions per Unit (not including distributions in excess of earnings) (yen)	Distributions in Excess of Earnings per Unit (yen)
Previous Forecast (A)	7,637	2,703	5,100	
Revised Forecast (B)	8,123	2,968	5,600	
Net Change (B-A)	486	265	500	
Change (%)	6.4%	9.8%	9.8%	

Notes:

1. Forecasted units outstanding as of December 31, 2005: 530,000 units
2. The above forecasts are based on the assumptions outlined in attachment A. Operating revenues, net income and distributions per unit may change due to the acquisition of additional properties, the sale of properties or changes in the operating environment. In addition, JPR does not guarantee payment of the forecasted dividend per unit identified in the above table.
3. Figures in yen are rounded down. Percentage figures are rounded to the nearest first decimal point.

3. Reasons for Revision

JPR resolved to revise its operating forecasts for the fiscal period ending June 30, 2005 due to a clearer operating performance. At the same time, JPR resolved to revise its operating forecasts for the fiscal period ending December 31, 2005 owing to revisions to underlying assumptions (see Attachment A).

Attachment A

The assumptions for the 8th fiscal period ending December 31, 2005 are as follows.

	Assumptions
Period	8 th fiscal period: July 1, 2005 to December 31, 2005 (investment period: 184 days)
Property Portfolio	JPR maintained a property portfolio comprising 42 properties as of June 22, 2005. The assumed average occupancy rate on a month-end basis throughout the fiscal period is 94.2%. The property portfolio may, however, change due to the acquisition or sale of properties.
Units outstanding	Forecasts are based on 530,000 investment units issued and outstanding as of June 22, 2005.
Interest-bearing Liabilities Ratio	The interest-bearing liabilities ratio as of June 22, 2005 stands at 42.0%. Forecasts are based on the assumption that the interest-bearing liabilities ratio will remain unchanged throughout the fiscal period. The following formula is used for the interest-bearing liabilities ratio: Interest-bearing liabilities ratio = Interest-bearing liabilities / (Interest-bearing liabilities + Unitholders' equity) x 100.
Operating Expenses	Property tax and city planning tax applicable in the first year for properties acquired after January 1, 2005, which comprised Strasse Ichibancho, the UFJ Central Leasing Head Office Building, an additional portion of the BYGS Shinjuku Building, an additional portion of the Fukuoka Building, and the Benetton Shinsaibashi Building, are included in the acquisition price and not recorded against operating expenses. These taxes will be expensed from the 9 th fiscal period ending June 30, 2006.
Profit (Loss) on Sale of Properties	Profit (loss) from the sale of properties in the fiscal period ending June 30, 2005 will not be carried forward. Forecasted figures are based on the assumption that there will be no profit (loss) from the sale of properties in the fiscal period ending December 31, 2005.
Distributions per Unit	JPR does not currently anticipate distributions in excess of earnings per unit. Forecasts assume the distribution of an amount of net income available for distribution, divided by total units outstanding and limited to the amount of unappropriated profits, rounded down to the nearest whole yen.